

NEWPORT COHO / BRANT INFRASTRUCTURE REFINEMENT PLAN

Stakeholder Design Charrette

April 25, 2012



CAMERON
McCARTHY

k p f f

Project Overview

- Project Purpose
 - Identify public infrastructure needs, based upon active public engagement throughout the development of the plan.



Project Schedule

- **April 11, 2012** – Initial Stakeholder Meeting & Public Workshop
- **April 25, 2012** – Stakeholder Design Charrette & Public Workshop to present initial design concepts
- **May 16, 2012** – Stakeholder Design Charrette & Public Workshop to select preferred design alternatives
- **May 30, 2012 (tentative)** – Public Workshop to present preferred design alternatives and cost-estimates
- **June** – Draft & Final Refinement Plan
- **June** – Presentation to Newport CC & URA

OPPORTUNITIES & CONSTRAINTS



CAMERON
McCARTHY



RIGHT-OF-WAYS / STREET IMPROVEMENTS

R1

COHO – 29TH to 27TH

OPPORTUNITIES

- Improved street
- Multi-use path connection to Jetty Way
- Fire/emergency access
- Sidewalks

CONSTRAINTS

- Topography
- Ridgeline within ROW
- Integration with residential development



RIGHT-OF-WAYS / STREET IMPROVEMENTS

R2

30th – BRANT to ABALONE

OPPORTUNITIES

- Improved street
- Connection to Abalone

CONSTRAINTS

- Impacts to residential properties
- ROW acquisition



RIGHT-OF-WAYS / STREET IMPROVEMENTS

R4

ANCHOR WAY

OPPORTUNITIES

- Vacate ROW
- Additional development opportunity area

CONSTRAINTS

- May be needed for interim access



RIGHT-OF-WAYS / STREET IMPROVEMENTS

ABALONE & HWY 101

R5

OPPORTUNITIES

- NB left turn for fire/emergency access

CONSTRAINTS

- Draft TSP design shows median



RIGHT-OF-WAYS / STREET IMPROVEMENTS

R6

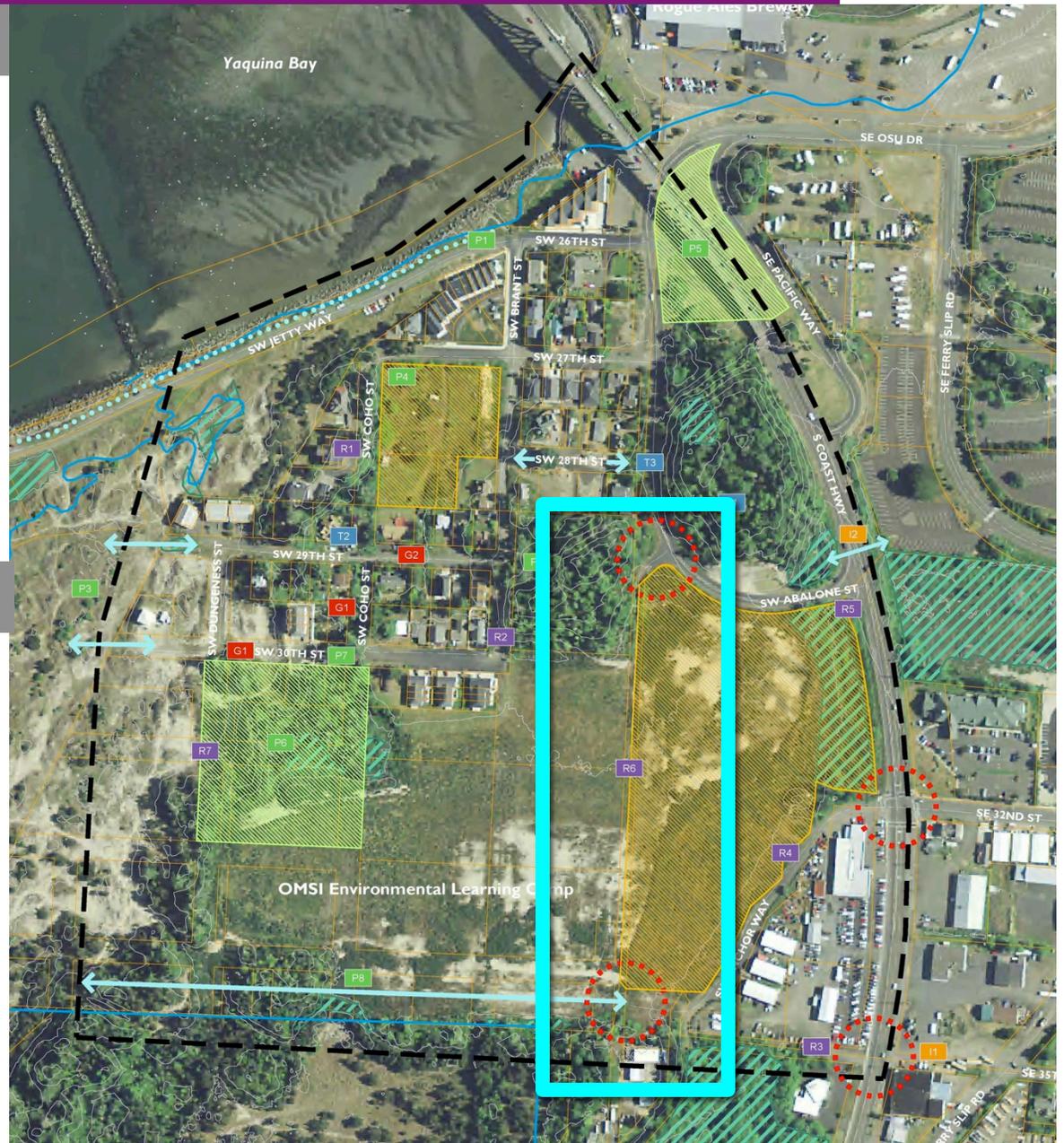
ABALONE EXTENSION

OPPORTUNITIES

- Improved Street
- Access to parks and open space areas
- Shift ROW west
- Curve to merge with 35th Street extension

CONSTRAINTS

- ROW acquisition
- Merging 35th/Abalone limits extension to west
- Potential impacts to Pioneer Cemetery



RIGHT-OF-WAYS / STREET IMPROVEMENTS

R7

DUNGENESS ROW

OPPORTUNITIES

- ROW vacation
- Partner with State Parks / OMSI

CONSTRAINTS

- Ensure pedestrian access to South Beach State Park



HIGHWAY 101 / SW 35TH STREET INTERSECTION

HWY 101

12

OPPORTUNITIES

- Pedestrian over- or under-crossing

CONSTRAINTS

- Topography
- Steep slopes
- Wetlands
- Cost



PARKS & TRAILS

PIONEER CEMETERY

P2

OPPORTUNITIES

- Improved access
- Improved condition

CONSTRAINTS

- Erosion/slides adjacent to Brant
- Topography limits access from west
- Ownership



PARKS & TRAILS

SOUTH BEACH STATE PARK ACCESS

P4

OPPORTUNITIES

- Improved access at 29th or 30th
- Trailhead
- Coastal Gully open space access

CONSTRAINTS

- Impacts to sensitive areas



PARKS & TRAILS

NEIGHBORHOOD PARK

P5

OPPORTUNITIES

- Improved neighborhood park
- Active uses (basketball/tennis)
- Recreation
- Farmers market location
- Public, accessible space

CONSTRAINTS

- Access across Abalone
- Highway noise



PARKS & TRAILS

COASTAL GULLY OPEN SPACE

P6

OPPORTUNITIES

- Improved passive use park
- Interpretive/educational materials
- Walking paths & trails
- Partnership with OMSI

CONSTRAINTS

- Area identified for potential stormwater detention
- Limited public access



PARKS & TRAILS

TREE PRESERVATION

P7

OPPORTUNITIES

- Protect large trees in 30th ROW

CONSTRAINTS

- Limits ability to provide access to Coastal Gully and South Beach State Park



PARKS & TRAILS

35TH TRAIL ACCESS

P8

OPPORTUNITIES

- Improved multi-use path

CONSTRAINTS

- Potential conflicts with OMSI/ State Parks programs
- Sensitive areas



TSUNAMI EVACUATION ROUTE / SAFE HAVEN HILL

T2

29TH & COHO

OPPORTUNITIES

- Access route to Safe Haven Hill

CONSTRAINTS

- Overhead power lines
- Topography
- Impacts to Pioneer Cemetery



TSUNAMI EVACUATION ROUTE / SAFE HAVEN HILL

T3

28TH & ABALONE

OPPORTUNITIES

- Multi-use path
- Connection from Brant to Safe Have Hill

CONSTRAINTS

- Topography
- Thick vegetation at east side of Abalone



GENERAL

29th – BRANT to SOUTH BEACH STATE PARK

G2

OPPORTUNITIES

- Improved street

CONSTRAINTS

- Limited frontage
- Little traffic



GENERAL

30TH – COHO to DUNGENESS



OPPORTUNITIES

- Improved street

CONSTRAINTS

- Impacts to existing large trees



GENERAL

NOT SITE SPECIFIC



OPPORTUNITIES

- Conserve trees within existing ROW
- Construct public improvements to minimum widths
- Minimize impacts
- Maintain rural character of neighborhood

CONSTRAINTS

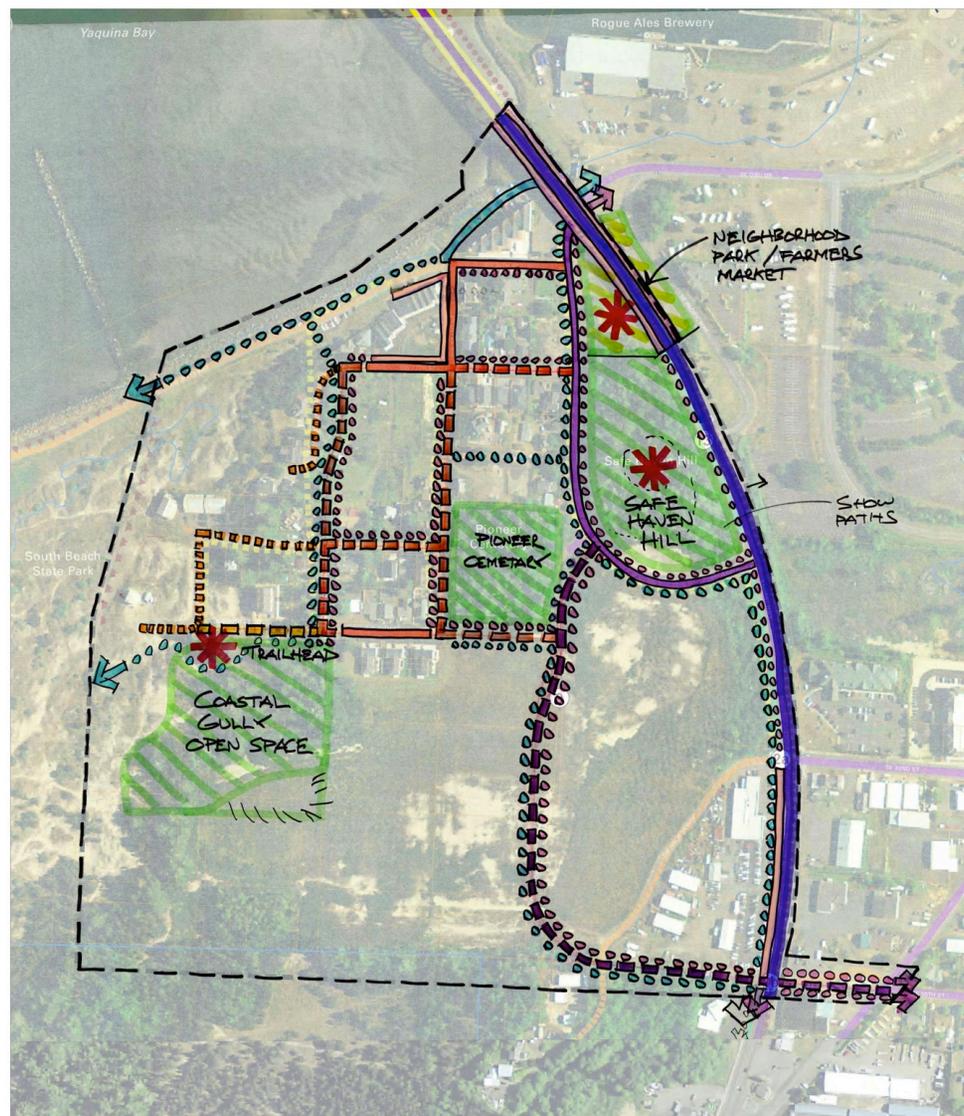
- Potential conflicts with public street extensions
- Inconsistent placement of built elements
- Topography and limited existing facilities impact stormwater conveyance



INITIAL CONCEPTS



Circulation Framework (Process Drawing)



C. 2009 Orthophotograph

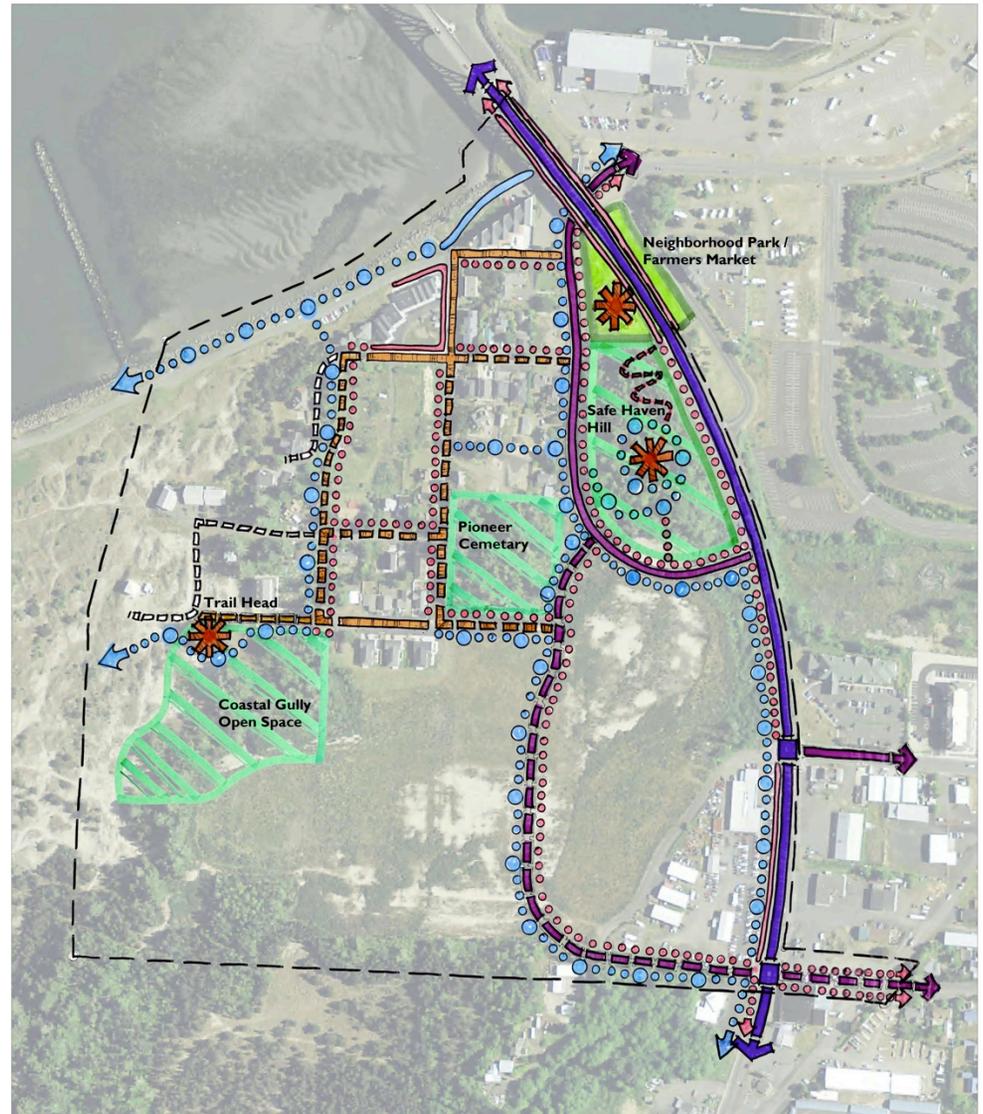


Newport Coho/Brant Infrastructure Refinement Plan
Initial Circulation Framework (draft)
Newport, Oregon

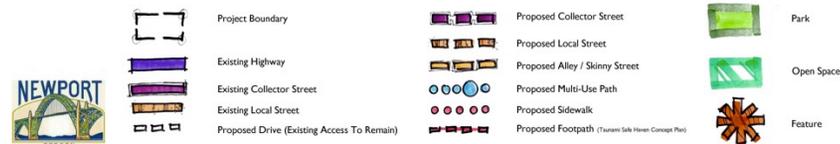
April 2012



Circulation Framework (Refined)



C. 2009 Orthophotograph



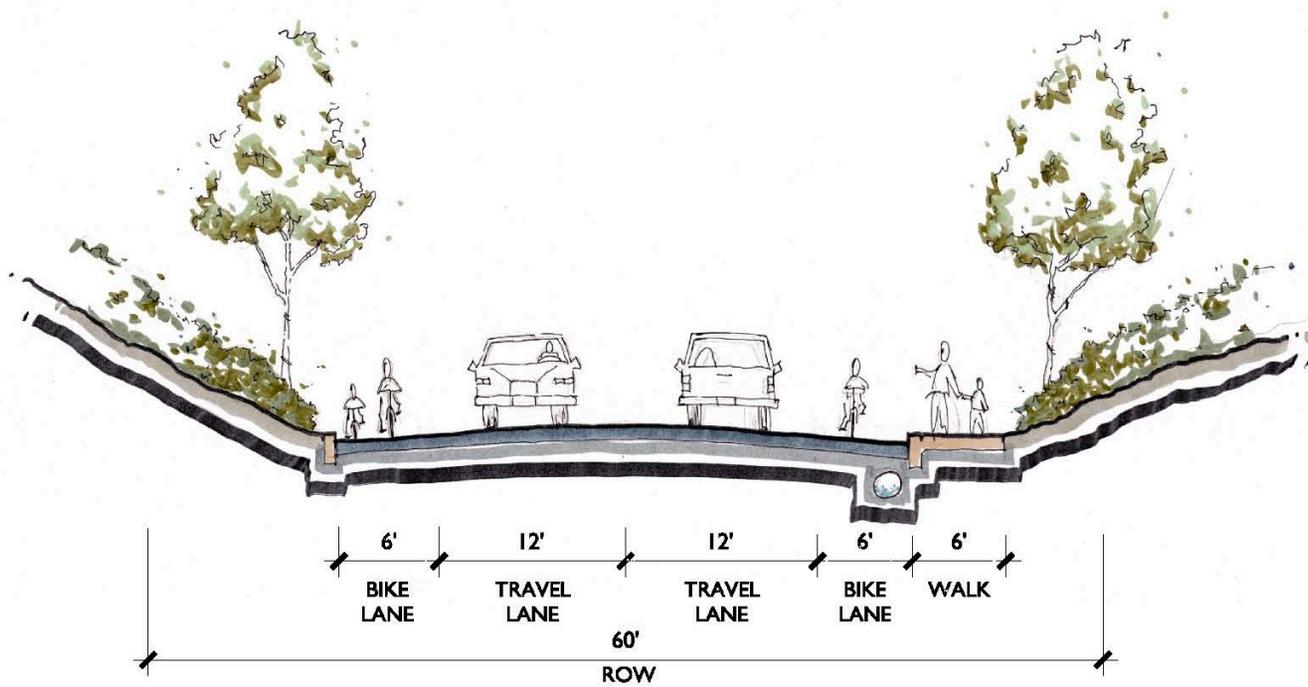
Newport Coho/Brant Infrastructure Refinement Plan
Initial Circulation Framework
Newport, Oregon

April 2012



Street Cross-Sections

Collector Street

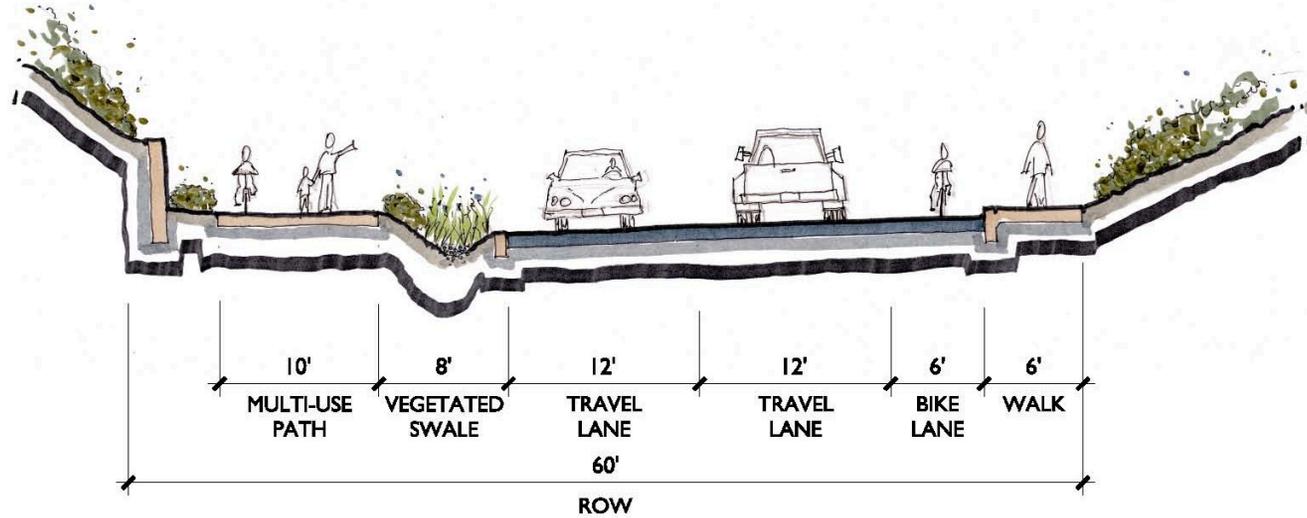


COLLECTOR STREET
Concept 1

1

Street Cross-Sections

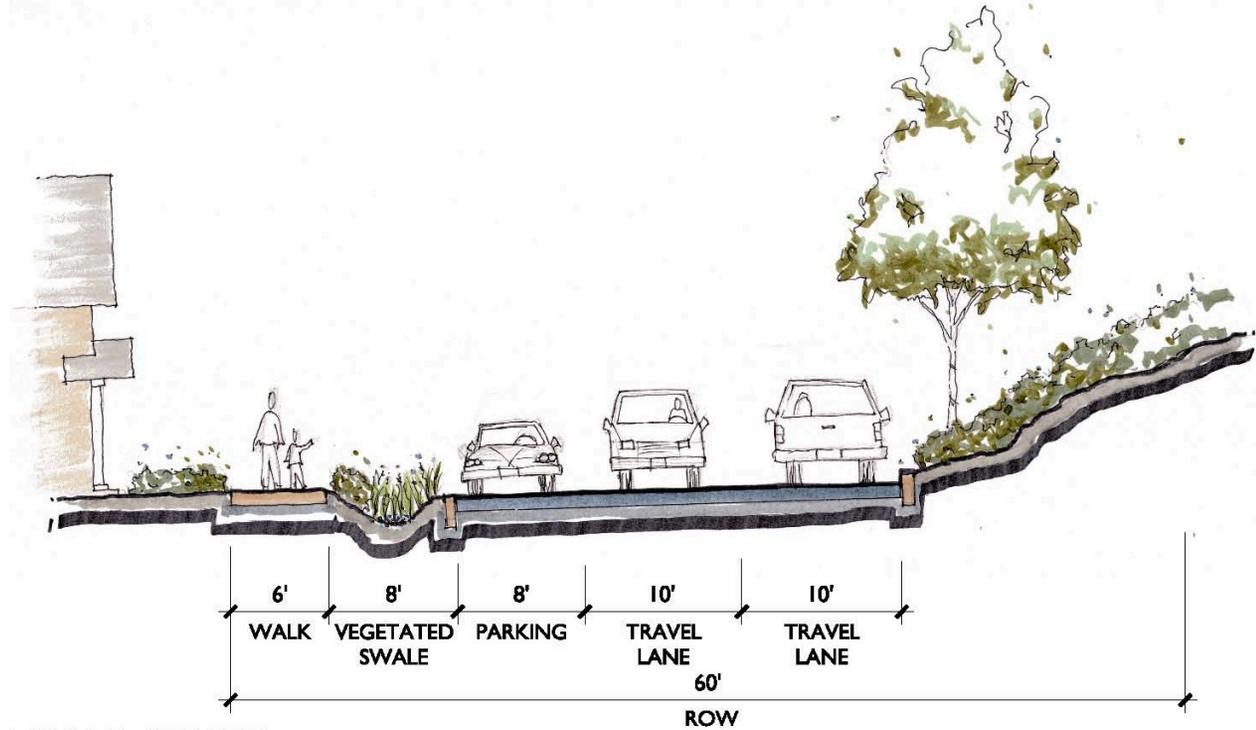
Collector Street



COLLECTOR STREET
Concept 2

Street Cross-Sections

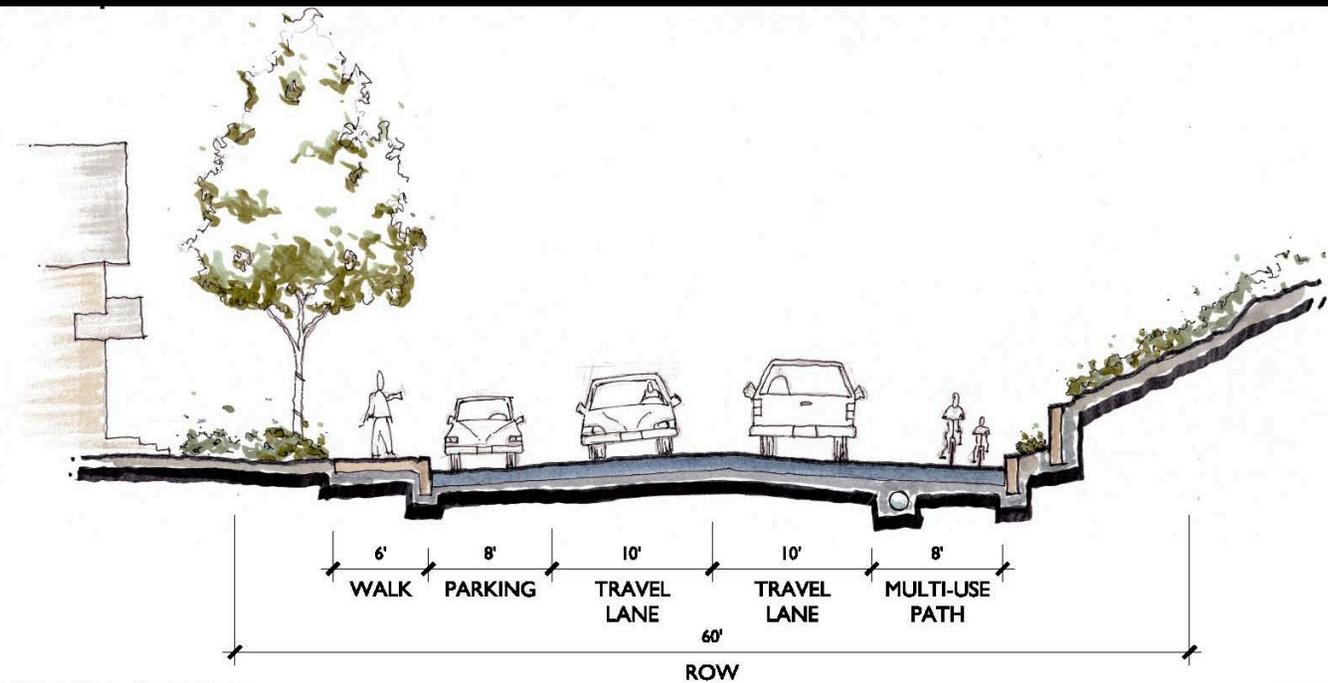
Minor Street



MINOR STREET
Concept I

Street Cross-Sections

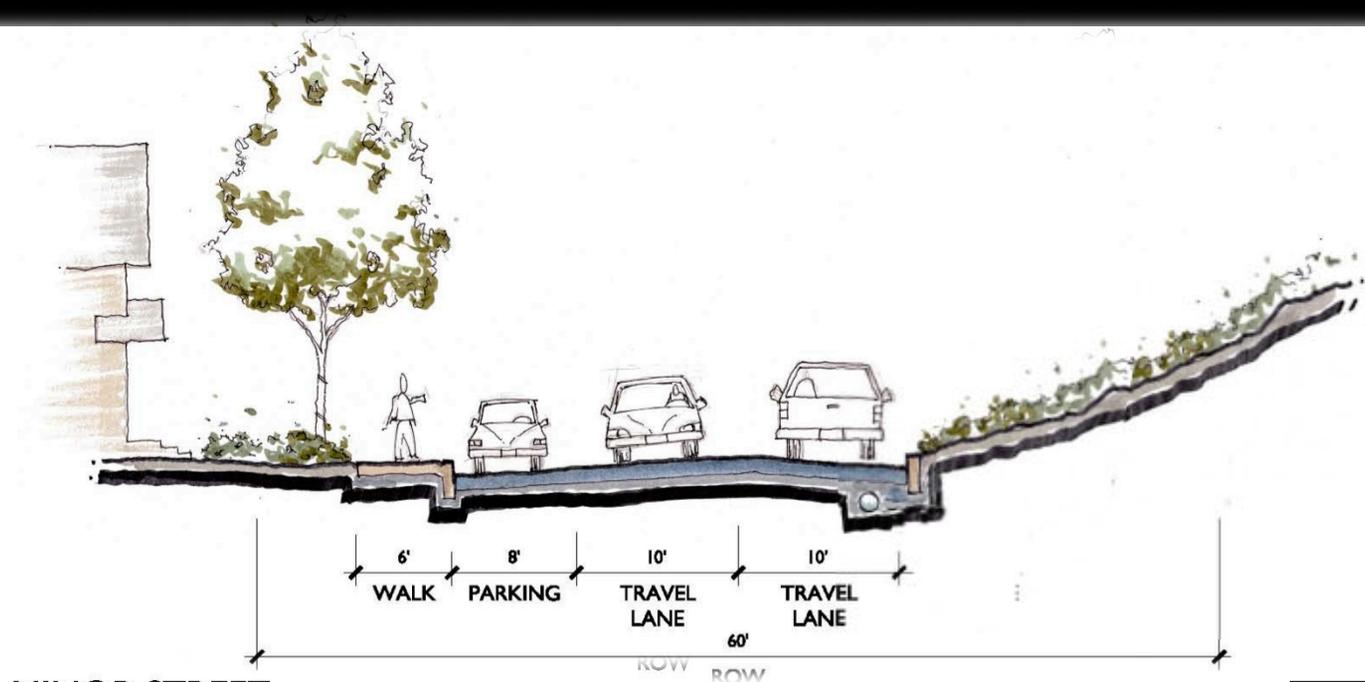
Minor Street



MINOR STREET
Concept 2

Street Cross-Sections

Minor Street



MINOR STREET
Concept 3

DESIGN CHARRETTE



CAMERON
McCARTHY

